

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -JANUARY 3, 2006- -7:30 P.M.

Mayor Johnson convened the Regular Meeting at 7:45 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(06-001) Proclamation declaring January as Volunteer Blood Donor Month.

Mayor Johnson read and presented the proclamation to Ruby Liu, Account Manager, American Red Cross Blood Services.

Ms. Liu thanked the Council for the proclamation and support; stated 12 drives were held in Alameda in 2005; 600 units of blood were collected.

Michael J. Torrey, Alameda, thanked the Council for issuing the proclamation; stated that he is still advocating for a voluntary Blood Donor Year.

(06-002) Library project update.

The Project Manager provided a brief update.

Councilmember deHaan inquired whether the furniture, fixtures and equipment (FF&E) were selected and ordered.

The Project Manager responded that some of the \$3.5 million FF&E budget item is in the base Contract; the procurement process should start in February; bids are due back in April; the staff furniture will be available at the beginning of September and the public area furniture will be available at the end of September; the interior designer recommended delaying the procurement process because selected furniture might no longer be available if ordered too early; the IT procurement process will go out after the furniture procurement.

CONSENT CALENDAR

Mayor Johnson announced that the bills for ratification [paragraph no. 06-004], the recommendation to accept the work of Golden Bay Construction [paragraph no. 06-005], and the recommendation to approve an increase for the Construction Contract with Ghilotti Brothers, inc. [paragraph no. 06-006] were removed from the Consent Calendar for discussion.

Councilmember Matarrese moved approval of the remainder of the Consent Calendar.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*06-003) Minutes of the Special and Regular City Council Meetings held on December 20, 2005. Approved.

(06-004) Ratified bills in the amount of \$2,904,675.88.

Mayor Johnson stated that she was impressed with the progress staff has made in purchasing within Alameda; requested staff to check on the possibility of purchasing tires in Alameda.

Councilmember Matarrese inquired why there are a number of negative amounts on the last page of the register.

The Finance Director responded the negative amounts indicate that a credit memo was issued or an offset occurred to a payment.

Councilmember Matarrese inquired why Dang & Trachuk had a \$16,000 negative on the check register.

The City Attorney responded the negative \$16,000 was for the Alameda Belt Line litigation.

Councilmember deHaan stated that departments are paying attention to where money is being spent; reporting has shown a marked improvement.

Councilmember deHaan moved approval of ratifying the bills in the amount of \$2,904,675.88.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

(06-005) Recommendation to accept the work of Golden Bay Construction, Inc. for the Webster Street Renaissance Project, No. P.W. 07-02-07.

Councilmember deHaan requested the item be addressed together with the recommendation to approve an increase for the Construction Contract with Ghilotti Brothers [paragraph no. 06-006].

Councilmember deHaan stated the Webster Street Renaissance Project involved five blocks; the project was very successful; the vast majority of Webster Street has improved; the Park Street Streetscape Project involves two blocks; a lot of the work still needs to be done; inquired how much funding was provided by the Metropolitan Transportation Commission (MTC).

The Public Works Director responded each project received approximately \$1 million.

Councilmember deHaan stated that the remainder of the funding came from various other sources such as redevelopment and Alameda Power and Telecom (AP&T).

The Public Works Director stated that AP&T paid for all of the Park Street joint trenching for electrical and cable wiring; some Measure B money covered the Webster Street sidewalk repair.

Councilmember deHaan stated the money was well spent; he has concerns about the next phase; inquired whether more dollars were in the cue now.

The Public Works Director responded in the affirmative; stated a \$700,000 federal grant would go to the Park Street Streetscape Project specifically; he is working with the Park Street Business Association (PSBA) and Development Services Department to determine how the money will be spent; PSBA would like the money to go toward more street trees and lights.

Councilmember deHaan inquired whether the MTC funding needs to go toward transportation-oriented activities.

The Public Works Director responded that the funding is flexible.

Councilmember deHaan inquired whether matching funds need to be obtained for the federal grant, to which the Public Works Director responded in the negative.

Councilmember deHaan inquired whether the federal grant would

finish the Park Street project.

The Public Works Director responded that the grant should finish the segment from Webb Avenue to Lincoln Avenue; joint trenching has been done; continuing down to least Alameda Avenue would be ideal.

Councilmember deHaan inquired what was the projected budget for continuing the work.

The Public Works Director responded that the project is going through the Community Improvement Project process; the limits of the \$700,000 grant would be reviewed along with additional contributions from City funds.

Mayor Johnson inquired whether the same type of trenching would be needed for the block south of Central Avenue, to which the Public Works Director responded in the affirmative.

Mayor Johnson inquired whether the lights could be installed without trenching, to which the Public Works Director responded in the negative.

Councilmember deHaan stated the Webster Street project involved five blocks for a cost of approximately \$2 million; the Park Street project involved two blocks for about the same amount of money; inquired how the Park Street project was different.

The Public Works Director responded that Park Street has private basements extending into the public right-of-way; Webster Street does not have basements under the sidewalks; the work on Park Street was more expensive because trenching needed to be done under the streets for utilities; Park Street was also completely resurfaced from curb to curb.

Councilmember deHaan inquired whether CalTrans money was available for the resurfacing on Webster Street.

The Public Works Director responded that Webster Street was resurfaced by CalTrans three years ago and did not need to be resurfaced; PSBA wanted to have flush transit plazas, which are more expensive; complex drainage issues also increased costs.

Councilmember deHaan inquired whether the same problems could occur with the remainder of the Park Street project.

The Public Works Director responded the same problems could occur if underground basements are in the extended phase.

Mayor Johnson stated that the City will need to address the underground basement issue at some point; some of the building owners are using the sidewalk as the basement roof; requesting the owners to put ceilings in the underground basements seems reasonable.

Councilmember deHaan moved approval of the staff recommendations [accept the work of Golden Bay (paragraph no. 06-005) and approve an increase for the Construction Contract with Ghilotti Brothers (paragraph no. 06-006)].

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

(06-006) Recommendation to approve an increase for the Construction Contract with Ghilotti Brothers, Inc. by the amount of \$45,000 using Alameda Power & Telecom funds for the Park Street Streetscape and Town Center project, No. P.W. 10-02-13. Approved.

[Note: See recommendation to accept the work of Golden Bay Construction [paragraph no. 06-005] for discussion and motion.]

REGULAR AGENDA ITEMS

(06-007) Resolution No. 13918, "Commending Community Development Manager Carol Beaver for Her Contributions to the City of Alameda." Adopted.

Councilmember Matarrese moved adoption of the resolution.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

Mayor Johnson read and presented the resolution to the Community Development Manager.

The Community Development Manager thanked the Council for the resolution; stated that she has enjoyed working with wonderful people to build a strong, supportive community.

Mayor Johnson stated that the community would continue to benefit from all of the programs developed.

Vice Mayor Gilmore stated the Community Development Manager's hard work would be evident for a long time; stated that the Community Development Manager has always been cheerful and upbeat.

Councilmember Matarrese thanked the Community Development Manager

for a faithful and cheerful job performance; stated the Community Development Manager's accomplishments are helping the City to do what is right.

Councilmember deHaan thanked the Community Development Manager for her dedication and effort in working on the Base closure and Alameda College Career Center.

Councilmember Daysog stated that the Community Development Manager was behind Ed Dankworth, Lois Workman, and Ken Warner in getting Alameda to think about new ideas since the mid-1990's; the Community Development Manager's departure from the City will result in a tremendous void.

(06-008) Public Hearing to consider Amendment No. 1 to Fiscal Year 2005-2006 Community Development Block Grant (CDBG) Action Plan, approving reallocation of funds, and authorizing the City Manager to execute related agreements with sub-grantees.

Mayor Johnson opened the public portion of the Hearing.

There being no speakers, Mayor Johnson closed the public portion of the Hearing.

Councilmember Matarrese stated a \$6,000 increase is proposed for fair housing services; Sentinel Fair Housing's (SFH) efforts were questioned during the Harbor Island Apartment mass eviction; inquired what additional services would be provided with the \$6,000 increase.

The Community Development Manager responded the proposal includes a \$5,996 allocation to SFH; SFH requested the additional amount as part of the grant; the increase in funds would provide the City with additional technical assistance in meeting Housing and Urban Development (HUD) obligations; fair housing regulations have changed for people with disabilities and language barriers.

Councilmember Matarrese inquired how SFH's scope of work was being measured.

The Community Development Manager responded that traditionally SFH's goals are exceeded; SFH would continue to meet contractual obligations; technical assistance would be added to the scope of work; more meetings would be scheduled to brief staff on community questions.

Councilmember Matarrese stated that goals are not set appropriately when consistently exceeded; the 25% increase is hefty; he would

expect a comparable increase in services from SFH.

Mayor Johnson inquired whether SFH's Contract requirements are clearly defined.

The Community Development Manager responded a substantial quarterly report is submitted which documents every case that SFH has taken under advisement; the scope of work is very clearly spelled out; the details have not been worked out for the proposed increase in funds but can be provided once the scope of work has been finalized.

Mayor Johnson stated that the Contract details should be provided to the Council to ensure that the City is getting its money's worth; disappointing service was provided to the Harbor Island Apartment tenants; the Council thought that SFH could have done more to help.

The Community Development Manager stated the issue would be part of the discussion when the scope of work is refined.

Mayor Johnson inquired whether SFH's previous Contract included providing aid to the City with the Harbor Island tenants, and whether SFH was remiss in doing so.

The Community Development Manager responded that the Contract would be reviewed and information would be provided to Council; staff feels that SFH was in compliance in terms of the number of people contacted; stated that communication could have been better.

Councilmember Matarrese stated that caution should be exercised in establishing criteria by the number of contacts made; emphasis should be on the outcome of the contact; the money is not well spent if the contacts are not helping people.

The Community Development Manager stated that more information would be provided to the Council.

Mayor Johnson requested that staff provide a sample of SFH's quarterly reports.

Councilmember deHaan inquired what the proposed funding would cover for the Webster Neighborhood Improvement Project.

The Community Improvement Manager responded the proposed funding would cover Phase I, which includes the streetlights, tree planting, curb cuts, striping, bus shelters, signage, and possibly an engineering consulting contract for the pedestrian corridor

design.

Mayor Johnson inquired whether money is given out as loans or grants for substantial rehabilitation, to which the Community Development Manager responded loans.

Councilmember Daysog moved approval of the staff recommendation.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

Councilmember Matarrese thanked the Social Services and Human Relations Board for putting the amendment together.

ORAL COMMUNICATIONS, NON-AGENDA

(06-009) Dorothy Reid, Alameda, stated that she was concerned about the economic impacts of the proposed Target; the neighborhood will be negatively impacted; informed decisions cannot be made without reviewing the economic aspects of the project; 75% of Alameda's retail leakage comes from high-end specialty stores, not discount stores; increased street resurfacing and criminal elements need to be addressed.

(06-010) Dr. Arthur Lipow, Alameda Public Affairs Forum, stated that he was disturbed that there were no barriers at the boat launch at the end Grand Street; the Acting Police Chief does not consider the site to be a hazard; a doctor died at the site, as well as two others; inquired why something has not been done to correct the situation.

(06-011) Jon Spangler, Alameda, requested that the Council consider joining the Kyoto USA movement in voluntarily adopting the Kyoto protocols; the City already is a leader on energy policies through Alameda Power and Telecom and waste management programs; stated that he has great reservations about the proposed Target; Harsh Development and Target need to reach out to the community to ensure that appropriate contributions are made as was done by Catellus.

(06-012) Gretchen Lipow, Alameda, stated she was concerned about how the proposed Target would impact the small merchants on Park Street and Webster Street; the Safeway and Trader Joe parking area is a mess; the Grand Street boat slip gives an illusion that Oakland is very close; the street should be barricaded to avoid accidents; eight cars have driven into the estuary; three deaths have occurred.

COUNCIL COMMUNICATIONS

(06-013) Consideration of Mayor's nominations for appointment to the Recreation and Park Commission and Social Services Human Relations Board.

Mayor Johnson nominated Michael B. Cooper for appointment to the Recreation and Park Commission and Dora J. Dome to the Social Services and Human Relations Board.

(06-014) Vice Mayor Gilmore congratulated the Public Works Department staff for doing a terrific job in maintaining the storm drains; stated that Alameda did not face flooding situations in the wake of the recent storms.

(06-015) Councilmember Daysog stated that members of the Encinal High School Alumni Association inquired into the possibility of renaming a west-end street to honor Willie Stargel; he would like to review the history of naming Tinker Avenue and the possibility of renaming Tinker Avenue to Willie Stargel Boulevard; Mr. Stargel grew up near Tinker Avenue.

Mayor Johnson stated that the City's street naming policy should be reviewed and updated.

Councilmember Daysog stated that the Encinal High School Alumni Association also had concerns about how the road and streets in the Bayport development were named.

Councilmember deHaan noted the City experienced minor incidences with the storms; a three-hour power outage occurred; stated Third Street and Poggie Avenue reappear with different names in the Bayport development.

Mayor Johnson stated the matter could be corrected.

Councilmember deHaan stated Willie Stargel spent most of his youth in west-end projects; consideration should be given to renaming Tinker Avenue or Mosley Avenue.

(06-016) Councilmember deHaan stated that the Del Monte property was under the oversight of the Planning Board for three years and was scheduled to come back to various committees and boards but has not; 550 housing units are scheduled for the northern waterfront area along with substantial retail operations; he would like to have a status report provided shortly.

(06-017) Councilmember Matarrese stated that his heart goes out to

the family of Dr. Atari; an investigation is being conducted; necessary action would be taken upon conclusion of the investigation; inquired when the report would be provided.

The City Manager responded up to four weeks.

(06-018) Councilmember Matarrese requested concurrence from the Council to provide direction to gather Council policies and have a central repository established for public access.

The City Clerk stated that she has Council policies dating back to 1998; pre-1998 policies are indexed by topic and are difficult to find.

Mayor Johnson suggested setting up a method for recording and maintenance of Council policies.

The City Clerk stated that a method has been established for future policies.

(06-019) Councilmember Matarrese stated that Alameda's Marine Corp unit has been called for deployment in Iraq; requested that the Council meeting be adjourned with the City's wishes for a safe return; he is disturbed that fresh troops are being sent out instead of pulling troops back in from the middle east; the Council needs to express support.

(06-020) Councilmember Matarrese stated that tonight is the Assistant City Manager's last meeting; the Assistant City Manager is leaving to become the City Manager of Astoria, Oregon; stated he will miss working with the Assistant City Manager.

The Assistant City Manager stated that he was leaving with mixed emotions; Alameda has been a great place to work for the last three years.

(06-021) Mayor Johnson stated benefit and pay issues have come to her attention from the City Auditor; Citywide policies are lacking; she is hesitant to request staff to take on significant projects that are not related to outside projects; pay and benefit policies should be reviewed and formalized; the matter may need to be handled by an outside service; money could be allocated if needed; requested that the matter be brought back to Council.

Councilmember Daysog stated he would like to review the \$250 car allowance for transit users; an alternative should be established for public transit users.

Councilmember Matarrese stated that the matter should be brought back as an agenda item.

Mayor Johnson concurred with Councilmember Matarrese; requested that the City Manager provide recommendations regarding the use of outside services and what should be done.

Councilmember deHaan stated consistency needs to be established; issues are looked at harder during the budget process; employment groups have inequities; efforts are being made to standardize the employment groups; other cities' practices should be reviewed.

(06-022) Councilmember deHaan stated the Navy League recognized the Marine Corp unit's deployment to Iraq; concurred with Councilmember Matarrese regarding support to the troops and their families.

Mayor Johnson stated that approximately 1500 soldiers are being deployed.

(06-023) Councilmember deHaan thanked the Assistant City Manager for his open, fair, and honest approach.

Mayor Johnson stated that tonight is also the Assistant to the City Manager's last meeting; congratulated the Assistant City Manager and Assistant to the City Manager; stated the Assistant to the City Manager was leaving to become the Assistant City Manager in Windsor after eight years with Alameda.

ADJOURNMENT

(06-024) There being no further business, Mayor Johnson adjourned the Regular Meeting at 9:03 p.m. in a moment of silence for the Alameda Marine Corp unit deployed to Iraq.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.